

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 2, 2000

A meeting of the Manistee City Planning Commission was held on Thursday, March 2, 2000 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Kristie Harless, Bob Hornkohl, John Lakos, John Serocki, and Roger Yoder

MEMBER LATE: Phil Picardat

MEMBERS ABSENT: Tony Slawinski

OTHERS PRESENT: Rich Robinson, Tom Kubanek (316 Tamarack), Bill Chapman (315 Lighthouse Way South), Gary Matthews (325 Lighthouse Way South), Judy Girard (317 Lighthouse Way South), Rick Scharich (CC&P Developers Inc.), R. Ben Bifoss (City Manager), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:00 p.m. by Chairman Roger Yoder.

PUBLIC HEARING:

Rich Robinson - Special Use Permit

Rich Robinson is asking for a Special Use Permit for a change of use to allow an Auto Glass Business at 719 Kosciusko Street. Mr. Robinson is currently operating a shop out of Custer in Mason County and said that 50% - 60% of his business is in Manistee County and ninety percent of the work is done on site. Most storage will be at their other facility in Custer. If the Special Use Permit is granted he will purchase the building with the plan to remove the back of the building and add a new garage addition.

Phil Picardat entered the meeting at 7:04 p.m.

Review of the property shows that there is sufficient off street parking.

There being no further discussion the Public Hearing for Rich Robinson for a Special Use Permit to allow an Auto Glass Business at 719 Kosciusko Street was closed at 7:05 p.m.

Lighthouse Landings LLC/Amendment to PUD.

Lighthouse Landings LLC is asking to modify their Planned Unit Development Special Use Permit to include a reduction in the five foot set-back for units #23, #24, #25, #26, #27, & #28 to not less than one foot. The decks on these units encroach into the set-back.

Correspondence has been received from the Department of Military & Veterans Affairs regarding the meeting of December 9, 1999. Each member received a copy.

Rick Scharich, Lighthouse Landings LLC handed out an enlargement of the area of encroachment. The developer is trying to accomplish a compromise with out adversely effecting as many property owners.

Tom Kubanek, 316 Tamarack Street is the neighbor to the east of the property. Mr. Kubanek expressed his concerns about encroachment onto his property, trash from the project has blown onto his property and their is a need to stabilize the bank that Lighthouse Landings has created. At this time the required fence has not been constructed.

Bill Chapman, 315 Lighthouse Way South is an effected property owner. Mr. Chapman said that a major attraction in purchasing their unit was the large deck. He felt the error was caused by the engineer.

Gary Matthews, 325 Lighthouse Way South is an effected property owner. Mr. Matthews said all of the units are constructed identical and could not believe the engineer did not realize this. Mr. Matthews said that Lighthouse Landings has contributed greatly to the tax base and is a great asset to the community. Mr. Matthews said that the Armory has given their blessing and would like to see this problem taken care of.

Judy Girard, 317 Lighthouse Way South said that she loves her deck and does not want to see it cut off. She does not want to be penalized for someone else's error. She said that the decks face vacant property and there is not a close neighbor. If there is a problem at a later date than cut off the deck then.

Ben Bifoss, City Manager said that he would like to clarify that the City has no legal liability and there is no exposure to the City. Abonmarche was hired as an agent by Lighthouse Landings.

There being no further discussion the Public Hearing for Lighthouse Landings to modify their Planned Unit Development Special Use Permit to include a reduction in the five foot set-back for units #23, #24, #25, #26, #27, & #28 to not less than one foot was closed at 7:26 p.m.

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

MOTION by John Lakos, seconded by Kristie Harless, that the minutes of the February 3, 2000 Planning Commission Meeting be approved. Motion approved unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Rich Robinson - Special Use Permit

A Public Hearing was held earlier in response to a request from Rich Robinson for a Special Use Permit for a change of use to allow an Auto Glass Business at 719 Kosciusko Street.

Roger Yoder asked what the hours of operation would be for the business. Mr. Robinson said that they work 8:00 a.m. - 5:00 p.m. Monday thru Friday and 8:00 a.m. till noon on Saturdays.

Mr. Yoder asked how the broken glass would be handled. Mr. Robinson said that broken glass will be disposed of into a dumpster on site and then removed to the landfill.

Mr. Yoder asked if a berm would be needed with neighboring property. Jon Rose said that the property does not adjoin residential property and no berm is necessary.

No calls or correspondence was received from neighbors who were notified of the request for a change of use.

MOTION by Ray Fortier, seconded by John Lakos that the request for a Special Use Permit for Rich Robinson for a change of use to allow an Auto Glass Business at 719 Kosciusko Street be approved. Motion passed unanimously

Lighthouse Landings LLC/Amendment to PUD.

A Public Hearing was held earlier in response to a request from Lighthouse Landings LLC to modify their Planned Unit Development Special Use Permit to include a reduction in the five foot set-back for units #23, #24, #25, #26, #27, & #28 to not less than one foot.

Kristie Harless felt that an honest mistake was made and that there was exceptional difficulty with trying to acquire property from the State.

Ray Fortier said that we have previously turned down a similar request from Harbor Village for an unconstructed building.

Jon Rose said that he would object to a zero foot side-yard set-back. This provides a compromise with consequences and a solution and still impacts 3 - 4 decks.

MOTION by John Serocki, seconded by Phil Picardat that the request from Lighthouse Landings to modify their Planned Unit Development Special Use Permit to include a reduction in the five foot set-back for units #23, #24, #25, #26, #27 & #28 to not less than one foot be approved. Motion was approved with voting as follows:

Yes - Harless, Hornkohl, Lakos, Picardat, Serocki, Yoder

No - Fortier

MOTION by John Serocki, seconded by Bob Hornkohl to extend the deadline for Lighthouse Landings units #23, #24, #25, #26, #27 & #28 for correcting any remaining encroachment of the decks be extended until April 1, 2000. Motion passed unanimously.

OTHER COMMUNICATIONS:

City Manager R. Ben Bifoss gave an update on proposed MML Legislation "Let Local Votes Count". This is to require 2/3 vote of the majority for House and Senate Legislation that effects municipalities.

Construction will begin on Monday on River and Pine Streets, also on Greenbush Street. These are two separate contracts that Domres will be working on. Ben spoke about the weekly meeting that will be held on Monday mornings at 8:00 a.m. in the Council Chambers for concerned property owners and citizens.

Stop signs have been installed on Clay Street which will be changed from a one-way street to a two-way street for the duration of the construction project.

Bids will be received tomorrow for the Spruce Street project.

WORK/STUDY SESSION:

Citizen Survey

Jon Rose gave a presentation to the Planning Commission about the Citizen Survey. Each member was mailed a copy of the Survey on February 12th to allow time for review.

The survey was completed this past fall was the third in a series of Customer Satisfaction surveys, the first was conducted in 1988, the second in 1993. Differences in the survey include the time of year which the surveys were administered (Summer, Spring and Fall). The differences in the time the surveys were taken and administered need to be taken into consideration when arriving at a conclusion.

The survey will be used for grant applications, information on how to keep the public informed regarding public issues, issues the public thinks ought to be addressed, and to aid the Planning Commission in the development of the Master Plan.

Highlights include:

Discussion about the possible election of the Mayor by the citizens and the possible changes that would occur if implemented.

The need for a swimming pool.

Positive attitudes about Manistee.

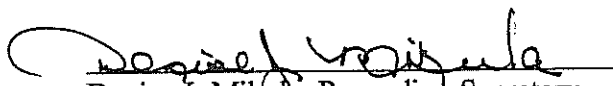
The Next Worksession is scheduled for March 16th at 7:00 p.m. Discussion will continue on the survey and the Master Plan.

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Kristie Harless that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:57 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary

